

MICHAEL P. WALSH
MAYOR



(860) 291-7300

TOWN OF EAST HARTFORD
PLANNING AND ZONING COMMISSION

DEVELOPMENT
DEPARTMENT

740 Main Street, East Hartford, CT 06108

easthartfordct.gov

MEETING AGENDA
East Hartford Planning and Zoning Commission

HYBRID-TELECONFERENCE MEETING
MARCH 8, 2023 - 7:00 P.M.
COMMUNITY CULTURAL CENTER CONFERENCE ROOM #105
50 CHAPMAN PLACE
EAST HARTFORD, CONNECTICUT
REMOTE MEETING DETAILS ARE INCLUDED ON THE LAST PAGE

1. CALL TO ORDER

PUBLIC HEARING

1. PUBLIC HEARING APPLICATIONS

A. ZONING TEXT AMENDMENT: 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1).
Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130
Applicant: Brian Zelman

Application Documents: [PDD1 Text Amendment](#)

B. SPECIAL PERMIT APPLICATION: 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and warehousing facility.
Assessor's Map/Lot: 37/45
Applicant: Amin Haidary

Application Documents: [275 Park Avenue Special Permit](#)

C. ZONING TEXT AMENDMENT: Under Section 711; Text Amendment Application for creation of new regulations section 3.2.L.5. to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D.
Applicant: Town of East Hartford Planning and Zoning Commission

Application Documents: [B-2 / B-5 Text Amendment](#)

REGULAR MEETING

2. NEW BUSINESS

- A. SITE PLAN APPLICATION:** 179 Burnham Street – Under Section 705; Site Plan Application for expansion of existing parking and access drive to Eastern Park Road.

Assessor's Map/Lot: 39/58

Applicant: Indian River Road Associates, LLC

Application Documents: [179 Burnham Site Plan](#)

- B. ZONING TEXT AMENDMENT:** 285, 291 Forbes Street and 936, 942, 944, 960 Silver Lane – Under section 605 and Section 711; Text Amendment Application for modification to Approved Master Plan Text for Planned Development District #1 (PDD-1).

Assessors Map/Lot: 46/22, 46/23, 46/113, 46/107, 46/129, 46/130

Applicant: Brian Zelman

Application Documents: [PDD1 Text Amendment](#)

- C. SPECIAL PERMIT APPLICATION:** 275 Park Avenue – Under Section 403.2; Special Permit Application for sale of used automobiles in conjunction with auto parts sales and warehousing facility.

Assessor's Map/Lot: 37/45

Applicant: Amin Haidary

Application Documents: [275 Park Avenue Special Permit](#)

- D. ZONING TEXT AMENDMENT:** Under Section 711; Text Amendment Application for creation of new regulations section '3.2.L.5.' to permit Mixed-Use Buildings and Mixed-Use Sites in the B-2 and B-5 Zoning Districts with new criteria in Section 6.3.D. Applicant: Town of East Hartford Planning and Zoning Commission

Application Documents: [B-2 / B-5 Text Amendment](#)

3. MISCELLANEOUS

- A. DRAFT AFFORDABLE HOUSING PLAN:** Planning and Zoning Commission discussion of new special meeting time.

Document Link: [Draft Affordable Housing Plan](#)

4. APPROVAL OF MINUTES

- A.** Planning and Zoning Commission Regular Meeting Minutes – February 8, 2023

Document Link: [February 8th, PZC Minutes](#)

5. ADJOURNMENT

HOW TO ACCESS APPLICATION DOCUMENTS

1. Click the Link below the listed application for which you want to obtain documents.

A. SITE PLAN APPLICATION: 1-3 Oakland Avenue - Under Section 702 and Section 225; Site Plan Application for construction of nine (9) Commercial Wireless Telecommunication service antennas and associated equipment on existing commercial building.
Applicant: John Morrison
Assessor's Map/Lot: 26/203

Link

[1-3 Oakland Avenue Application Documents](#)

2. A webpage for the application will open within the Town of East Hartford Permitting system public portal.

The screenshot displays the Town of East Hartford Permitting system public portal. At the top, it shows the town logo and name, along with user account information for 'Steve'. The main content area is titled 'Planning & Zoning Commission Application' and 'PZC-23-3'. It lists the applicant as John Morrison and the location as 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108. A map shows the location on Oakland Ave. Below this is a table with columns for Created, Status, and Expires. The 'Details' tab is active, showing the application type as 'Site Plan Application'. A 'Documents' section indicates that no documents have been issued.

Town of East Hartford, CT My Account Search Steve

Planning & Zoning Commission Application
PZC-23-3

Applicant: John Morrison Location: 1-3 OAKLAND AVE, EAST HARTFORD, CT 06108

Created	Status	Expires
Jan 17, 2023	Active	--

Details Files (6)

PLANNING & ZONING COMMISSION APPLICATION

Please select one.

If you are submitting multiple applications, you will need to complete a **separate submission** for each application type.

Application Type *
Site Plan Application

Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *

Documents

No documents have been issued...

3. All submitted project information will display under the 'Details' Tab.

<p>Details</p>	<p>Files (6)</p>	
<p>PLANNING & ZONING COMMISSION APPLICATION</p>	<p>Please select one.</p> <p>If you are submitting multiple applications, you will need to complete a separate submission for each application type.</p> <p>Application Type * </p> <p>Site Plan Application</p> <p>Will this project have a cumulative site disturbance area in excess of 0.50AC or 21780 Sq Ft? *</p> <p>No</p>	
<p>SITE AND PROJECT INFORMATION</p>	<p>ZONE *</p> <p>B-3</p> <p>PARCEL SIZE (ACRES OR SQ. FT.): *</p> <p>31.87</p>	<p>ASSESSORS MAP AND LOT:</p> <p>26/203</p> <p>PROJECT DESCRIPTION (ATTACH ADDITIONAL SHEETS IF NEEDED): * </p> <p>Install 9 new antennas and emergency generator on new conc slab.</p>

4. All submitted files including site plans and architectural plans can be found by clicking on the 'Files' tab. Click the individual files labeled in blue on right hand side of the window.

Details **Files (6)**

Files

	Project Description or Narrative	CTHA264A_EFR_Base Station2.pdf Uploaded on Jan 17, 2023 at 12:08 pm - 2 versions
	Site Plan Required	CTHA264A_A and E_FCD_NSD_R1_202... Uploaded on Jan 17, 2023 at 11:47 am
	Architectural Plans or Building Elevations	CTHA264A_A and E_FCD_NSD_R2_20... Uploaded on Feb 1, 2023 at 10:42 am - 2 versions
	Traffic Study	No file uploaded
	Drainage Report	No file uploaded
	Public Hearing Sign Affidavit	No file uploaded

5. A new window will open. Click 'Download' to download the file or click the 'Latest Version' to open the document in a separate web browser page.

Created
Jan 17, 2023

Details **Files (6)**

Files

Project Description or Narrative

CTHA264A_EFR_Base Station2.pdf
Uploaded Jan 17, 2023 by John Morrison

PDF

Download

Version	Date
Version 2 Latest	Jan 17, 2023 at 12:08 pm
Version 1	Jan 17, 2023 at 11:56 am

HOW TO JOIN THE MEETING REMOTELY

Option 1. Join by Computer - Microsoft Teams Meeting:

Select the “Click here to join the meeting” link below. You will be prompted to either continue within your web browser or open the meeting on the Microsoft Teams application (if installed).

Join on your computer, mobile app or room device

[Click here to join the meeting](#)

Meeting ID: 292 986 320 376

Passcode: NPERJ2

[Download Teams](#) | [Join on the web](#)

Option 2. Join by Phone

You can phone in using the call in number and Conference ID below:

Or call in (audio only)

[+1 929-235-8441,,158471999#](#) United States, New York City

Phone Conference ID: 158 471 999#

[Find a local number](#) | [Reset PIN](#)

[Learn More](#) | [Meeting options](#)

The meeting will also be recorded by **East Hartford Community Television**.

The recorded meetings will be shown on Comcast and Frontier on the Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter.

The meeting can also be streamed on <https://ehct.viebit.com> on Saturday and Sunday immediately following the meeting and each Wednesday and weekend thereafter. The meeting can also be viewed “on-demand” on the same website.

Comcast channels 96 and 1090
Frontier channel 6018